149.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,700 / 799,700
					USE VALUE:	799,700 / 799,700
					ASSESSED:	799,700 / 799,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEININGER DAVID
Owner 2:	WALSH BARI
Owner 3:	
Street 1:	72 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POSNER BRIAN S/DASSIA N -
Owner 2:	-
Street 1:	72 SCHOOL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1736 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	378,300	2,200	419,200	799,700
Total Card	0.137	378,300	2,200	419,200	799,700
Total Parcel	0.137	378,300	2,200	419,200	799,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.66 /Parcel: 460.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98147

GIS Ref

GIS Ref

Insp Date 07/15/20

!11648!

PREVIOUS ASSESSMENT

Parcel ID 149.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	378,300	2200	5,962.	419,200	799,700		Year end	12/23/2021
2021	101	FV	367,000	2200	5,962.	419,200	788,400		Year End Roll	12/10/2020
2020	101	FV	332,100	2200	5,962.	419,200	753,500	753,500	Year End Roll	12/18/2019
2019	101	FV	252,200	2300	5,962.	419,200	673,700	673,700	Year End Roll	1/3/2019
2018	101	FV	274,300	2300	5,962.	371,300	647,900	647,900	Year End Roll	12/20/2017
2017	101	FV	274,300	2300	5,962.	311,400	588,000	588,000	Year End Roll	1/3/2017
2016	101	FV	274,300	2300	5,962.	311,400	588,000	588,000	Year End	1/4/2016
2015	101	FV	267,700	2300	5,962.	269,500	539,500	539,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:51:52

LAST REV

Date	Time
10/06/20	11:51:43
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11648

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POSNER BRIAN S/	1402-108		7/18/2011		585,000	No	No		
MCCONNELL JUDIT	1339-29		6/16/2007		509,000	No	No		
MCCONNELL JUDIT	1199-82		1/12/1999	Family	1	No	No		
MCCONNELL J	773-55		1/6/1999	Change>Sale	259,250	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2020	17	Siding	125,500	O				
7/8/2019	1010	Add Bath	146,353	C				
5/22/2008	499	Wood Dec	11,400	C		G9	GR FY09	deck 10 x 16 new d
5/22/2008	499	Wood Dec	11,400	C		G9	GR FY09	deck 10 x 16 new d

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2020	Measured	DGM	D Mann
8/11/2018	Inspected	PH	Patrick H
4/18/2018	MEAS&NOTICE	CC	Chris C
7/3/2012	Measured	JBS	JOHN S
10/18/2011	MLS	EMK	Ellen K
1/20/2009	Entry Denied	336	PATRIOT
12/3/2008	MLS	MM	Mary M
8/5/2007	MLS	HC	Helen Chinal
1/14/2000	Inspected	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98147
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	419,201	Spl Credit		Total:	419,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31964278
Const Adj.:	0.98000199
Adj $ / SQ:	168.123
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424072
Depreciation:	45800
Depreciated Total:	378273

COMMENTS

IMPROVEMENTS IN PROGRESS, RE-CK COND 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

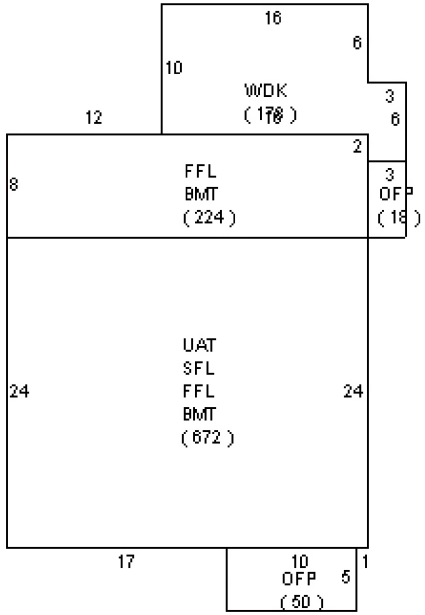
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	168.12
Special Features:	0	Val/Su Net:	131.45
Final Total:	378300	Val/Su SzAd	241.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	896	50.440	45,191
FFL	First Floor	896	168.120	150,638
SFL	Second Floor	672	168.120	112,979
WDK	Deck	178	11.390	2,027
UAT	Upper Attic	168	117.690	19,771
OFP	Open Porch	68	39.950	2,717

Net Sketched Area:	2,878	Total:	333,323
Size Ad	1568	Gross Area	3382	FinArea	1736
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	10X16	G	AV	2008	15.31	T	8.8	101			2,200			2,200

More:	N	Total Yard Items:	2,200	Total Special Featues:		Total:	2,200